



ENT 99418:2022 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Sep 12 1:32 pm FEE 40.00 BY CS
RECORDED FOR LANDTEK LLC

Send Tax Notices to:
Landtek, LLC
866 West 1200 South
Mapleton UT

QUITCLAIM DEED

Sunrise Ranch Mapleton, LLC, a Utah limited liability company

Grantor, County of Utah, State of Utah, hereby QUITCLAIMS to

Landtek, LLC, a Utah limited liability company

Grantee, County of Utah, State of Utah, for the sum of

- TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS -

the following described tract of land in Utah County, State of Utah:

See Attached Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, AND TO GENERAL
PROPERTY TAXES FOR 2021 AND THEREAFTER.

Witness the hand of said grantor ~~December 15, 2021~~ *September 12, 2022* *MS*

Sunrise Ranch Mapleton, LLC
[Signature]
Heath Johnston, Manager

STATE OF UTAH)
) S.
County of Utah)

On this *12* Day of *September, 2022*, before me, the undersigned Notary Public, personally appeared Heath Johnston, known to me to be the member(s) or designated agent(s) of the limited liability company that executed the above, and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.

[Signature]
Notary Public



EXHIBIT "A"

PHASE J: BEGINNING AT A POINT WHICH IS SOUTH 89°46'40" WEST ALONG THE QUARTER SECTION LINE A DISTANCE OF 2359.17 FEET AND SOUTH 288.12 FEET FROM THE EAST QUARTER CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 85°47'28" EAST 143.07 FEET; THENCE SOUTH 65°53'04" EAST 56.24 FEET; THENCE NORTH 53°14'08" EAST 32.00 FEET; THENCE SOUTH 29°48'31" EAST 48.12 FEET; THENCE SOUTH 51°07'56" EAST 78.44 FEET; THENCE SOUTH 04°12'32" EAST 142.11 FEET; THENCE SOUTH 55°50'41" EAST 90.85 FEET; THENCE SOUTH 65°56'17" EAST 74.31 FEET; THENCE SOUTH 70°54'37" EAST 97.46 FEET, THENCE SOUTH 09°33'43" EAST 15.16 FEET TO THE POINT OF A NON-TANGENT 1175.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 196.10 FEET THROUGH A CENTRAL ANGLE OF 09°33'43" (CHORD BEARS NORTH 85°13'08" EAST 195.87 FEET; THENCE EAST 165.53 FEET TO THE POINT OF A 134.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 57.48 FEET THROUGH A CENTRAL ANGLE OF 24°34'41" (CHORD BEARS NORTH 77°42'39" EAST 57.04 FEET) TO THE POINT OF A 20.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 45.69 FEET THROUGH A CENTRAL ANGLE OF 130°53'45" (CHORD BEARS NORTH 00°01'34" WEST 36.38 FEET); THENCE NORTH 24°31'34" EAST 32.00 FEET; THENCE SOUTH 65°28'26" EAST 28.14 FEET TO THE POINT OF A 166.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 189.69 FEET THROUGH A CENTRAL ANGLE OF 65°28'26" (CHORD BEARS SOUTH 32°44'13" EAST 179.54 FEET); THENCE SOUTH 45.93 FEET TO THE POINT OF A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 23.56 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS SOUTH 45°00'00" EAST 21.21 FEET); THENCE WEST 372.22 FEET TO THE POINT OF A 1029.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 765.54 FEET THROUGH A CENTRAL ANGLE OF 42°37'33" (CHORD BEARS SOUTH 68°41'14" WEST 748.00 FEET); THENCE NORTH 42°37'33" WEST 60.72 FEET THENCE NORTH 00°26'24" WEST 287.51 FEET; THENCE NORTH 03°42'01" WEST 283.29 FEET; THENCE NORTH 04°16'54" EAST 141.22 FEET TO THE POINT OF BEGINNING.

PHASE K: A TRACT OF LAND BEING SITUATE IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARING OF SOUTH 89°58'51" WEST BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SAID SECTION 9, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 00°32'00" WEST ALONG THE QUARTER SECTION LINE A DISTANCE OF 2389.09 FEET AND EAST 290.29 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 04°16'54" EAST 280.91 FEET; THENCE NORTH 89°35'30" EAST 245.15 FEET; THENCE NORTH 88°47'56" EAST 30.00 FEET; THENCE SOUTH 62°48'36" EAST 916.13 FEET; THENCE SOUTH 04°58'32" WEST 95.81 FEET; THENCE NORTH 89°36'33" EAST 257.49 FEET; THENCE SOUTH 00°34'32" WEST 254.04 FEET; THENCE WEST 237.48 FEET TO THE POINT OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 23.56 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS

NORTH 45°00'00" WEST 21.21 FEET); THENCE NORTH 45.93 FEET TO THE POINT OF A 166.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 189.69 FEET THROUGH A CENTRAL ANGLE OF 65°28'26" (CHORD BEARS NORTH 32°44'13" WEST 179.54 FEET); THENCE NORTH 65°28'26" WEST 28.14 FEET; THENCE SOUTH 24°31'34" WEST 32.00 FEET TO THE POINT OF A NON-TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 45.69 FEET THROUGH A CENTRAL ANGLE OF 130°53'45" (CHORD BEARS SOUTH 00°01'34" EAST 36.38 FEET) TO THE POINT OF A 134.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 57.48 FEET THROUGH A CENTRAL ANGLE OF 24°34'41" (CHORD BEARS SOUTH 77°42'39" WEST 57.04 FEET); THENCE WEST 165.53 FEET TO THE POINT OF A 1175.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 196.10 FEET THROUGH A CENTRAL ANGLE OF 09°33'43" (CHORD BEARS SOUTH 85°13'08" WEST 195.87 FEET); THENCE NORTH 09°33'43" WEST 15.16 FEET; THENCE NORTH 70°54'37" WEST 97.46 FEET; THENCE NORTH 65°56'17" WEST 74.31 FEET; THENCE NORTH 55°50'41" WEST 90.85 FEET; THENCE NORTH 04°12'32" WEST 142.11 FEET, THENCE NORTH 51°07'56" WEST 78.44 FEET; THENCE NORTH 29°48'31" WEST 48.12 FEET THENCE SOUTH 53°14'08" WEST 32.00 FEET; THENCE NORTH 65°53'04" WEST 56.24 FEET; THENCE SOUTH 85°47'28" WEST 143.07 FEET TO THE POINT OF BEGINNING.